

Title	Planning Applications
To:	Planning Control Committee
On:	16 March 2010
By:	Chief Planning Officer
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Area Board/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equal Opportunities: Identified in each case.

Human Rights:

All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Tom Mitchell
Chief Planning Officer

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT
INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

01	Area Board-Ward: Bury East	App No. 51924
	Location: YORK STREET MILL, YORK STREET, BURY, BL9 7AR	
	Proposal: CHANGE OF USE OF SITE TO WASTE RECYCLING CENTRE WITH ERECTION OF TRANSFER BUILDING	
	Recommendation: Approve with Conditions	Site Visit: N
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02	Area Board-Ward: Ramsbottom + Tottington - Tottington	App No. 52082
	Location: LAND AT WHITTLES, TURTON ROAD, TOTTINGTON, BL8 3QQ	
	Proposal: ERECTION OF AGRICULTURAL BUILDING (RETROSPECTIVE)	
	Recommendation: Approve with Conditions	Site Visit: Y
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03	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 52093
	Location: Unsworth Hall, Manchester Road, Bury, BL9 9TJ	
	Proposal: Amendment to route of 54km of buried pipeline connecting Prescot Reservoir, Knowsley to Woodgate Hill Reservoir in Bury (Re-route section 1.142km in Bury), from Barlow Recreation ground to Bury Golf Club	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Area Board-Ward: Prestwich - Sedgley	App No. 52147
	Location: St Marys Park, St Marys Road, Prestwich, Manchester, M25 1GG	
	Proposal: Installation of outdoor skate park (Resubmission of 51619)	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Area Board-Ward: Whitefield + Unsworth - Pilkington Park	App No. 52154
	Location: 4 Wentworth Avenue, Whitefield, Manchester, M45 7GQ	
	Proposal: Demolition of existing bungalow and erection of two storey dwelling	
	Recommendation: Approve with Conditions	Site Visit: N
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06	Area Board-Ward: Bury West - Church	App No. 52160
	Location: 27 Bolton Road, Bury, BL8 2AB	
	Proposal: Change of use of ground floor from retail (Class A1) to hot food takeaway (Class A5); Installation of external flue at side and alterations to shop front	
	Recommendation: Approve with Conditions	Site Visit: N
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07	Area Board-Ward: Bury West - Church	App No. 52182

Location: Land adjacent to 11 Bowland Close, Bury, BL8 3DJ
Proposal: Detached dwelling; Detached garage to no. 11 Bowland Close
Recommendation: Approve with Conditions **Site Visit:** N

08 Area Board-Ward: Whitefield + Unsworth - Unsworth **App No.** 52197

Location: 6 Rufford Parade, Rufford Drive, Whitefield, Manchester, M45 8PL
Proposal: Variation of condition 2 of 50231 to change the opening hours from 0800 to 2030 Monday to Saturday and 0800 to 1800 on Sundays and Bank Holidays to 0800 to 2200 daily
Recommendation: Approve with Conditions **Site Visit:** N

09 Area Board-Ward: Bury West - Elton **App No.** 52209

Location: 152 Tottington Road, Bury, BL8 1RU
Proposal: A: 1 no. internally illuminated fascia sign; B: 1 no. internally illuminated projecting sign (Retrospective Application)
Recommendation: Split Decision **Site Visit:** N

10 Area Board-Ward: Radcliffe - West **App No.** 52224

Location: Black Moss Farm, Bolton Road, Radcliffe, Manchester, M26 3QG
Proposal: Demolition of storage/workshop buildings; Erection of block of 7 terraced houses and associated parking area
Recommendation: Approve with Conditions **Site Visit:** N

11 Area Board-Ward: Radcliffe - East **App No.** 52228

Location: Unit 1Ac, Bealey Industrial Estate, Dumers Lane, M26 2BD
Proposal: Retrospective application for change of use of car park to car sales and display area, Erection of mobile office. Proposed fencing along Dumers Lane frontage. (Re-submission of 52124)
Recommendation: Approve with Conditions **Site Visit:** N
